

FILE NO.: Z-7867-B

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NAME: PB General Springer Revised Short-form PCD

LOCATION: Located at 4744 and 4754 Springer Boulevard

DEVELOPER:

PB General, Springer, LLC  
P.O. Box 22407  
Little Rock, AR 72221

SURVEYOR:

Global Surveying Consultants, Inc.  
6511 Heilman Court  
North Little Rock, AR 72118

AREA: 0.858 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

CURRENT ZONING: C-3, General Commercial District and PCD

ALLOWED USES: Retail uses, Martial arts studio, Second hand store

PROPOSED ZONING: PCD

PROPOSED USE: General Retail

VARIANCES/WAIVERS REQUESTED: A variance from Section 32-8 to allow the placement of a corner of the building within the 50-foot sight triangle.

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BACKGROUND:

Ordinance No. 19,359 adopted by the Little Rock Board of Directors on August 1, 2005, rezoned a 1.01± property from I-2, Light Industrial District to PCD to allow the existing building containing approximately 5,400 square feet to be utilized with two (2) prospective users. The approval allowed a minimum of 1,700 square feet of the commercial building to be utilized as a martial arts studio and a minimum of 1,500 square feet of the building to be used as a thrift shop. A vacant residential structure was located in the PCD rezoning. No uses were identified for the vacant structure.

On February 20, 2014, the Commission denied a request to rezone the site from C-3, General Commercial District and PCD to allow the site to redevelop with a single building to be used as a retail use. Access to the site was proposed from Springer Boulevard and also Simpson Street. Truck traffic was proposed to enter the site from Simpson Street and exit onto Springer Boulevard.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The site currently consists of two lots. The lot located at 4744 Springer Boulevard is currently zoned PCD (with an I-2, Light Industrial underlying zoning). The lot located at 4754 Springer Boulevard is currently zoned C-3, General Commercial District. The site is currently not in use but has an existing building. The current City of Little Rock Future Land Use map shows the property is in an area placed for Mixed Use. Approval of the application to rezone will allow the applicant to develop the site with a 9,100 square foot general merchandise retail store.

The request is the second PCD application for this site. At the public hearing before the Planning Commission on February 20, 2014, the application was denied. The applicant has met with the adjacent property owners and the City to discuss what could be done to provide a remedy for the concerns raised at the public hearing. The site plan was previously designed with the building along the property line on Carolina Street, two drives (one on Springer Boulevard and one on Simpson Street), with the dumpster area and the loading/unloading area near the drive on Simpson Street. With the previous design, a corner of the building was located within the 50-foot triangle area at the intersection of Springer Boulevard and Carolina Street which would cause an obstruction to visibility per City ordinance. The adjacent property owners expressed concerns with the aesthetics of the site design, traffic issues that would be caused by the trucks accessing the drive at Simpson Street and issues with the dumpster location.

In an effort to address these concerns, the new proposed site plan has been redesigned with the only access drive being on Springer Boulevard. This will eliminate the issues with traffic on Carolina Street and Simpson Street. The building is designed with the HVAC unit on top of the building with screening. The site plan includes extra wall treatment on the building along the sides facing Simpson and Carolina Streets to be more aesthetically pleasing to the adjacent owners. The dumpster is located nearer Springer Boulevard adjacent to the commercially zoned property. A 6-foot wood privacy fence along the west and southwest property lines are indicated on the proposed site plan. Sidewalks will be placed along Carolina and Simpson Streets as well as widening of Carolina Street to a 15.58 foot lane width from centerline. The request includes a variance to allow a 28-foot sight line at the intersection of Carolina and Simpson Streets. The site plan indicates landscape buffers around the entire site with additional plantings within the landscaped area along Simpson and Carolina Streets.

B. EXISTING CONDITIONS:

The site contains a vacant commercial building. The parking areas are currently in place with an access drive from Springer Boulevard and also a drive located on Simpson Street. To the west of the site is a mixture of residential and commercial uses. South of the site are single-family residences and duplex homes. Located within the general area is the Granite Mountain housing development, two (2) churches and mining to the north of the site.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. All property owners located within 200-feet of the site along with the Granite Mountain Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Springer Boulevard is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. Due to the proposed use of the property, the Master Street Plan specifies that Carolina Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
3. Due to the proposed use of the property, the Master Street Plan specifies that Simpson Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
4. A 20 foot radial dedication of right-of-way is required at the intersection of Springer Boulevard and Carolina Street.
5. A 20 foot radial dedication of right-of-way is required at the intersection of Carolina Street and Simpson Street.
6. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvements to Springer Boulevard including 5-foot sidewalks with the planned development. Springer Boulevard is Arkansas Highway 365. AHTD denied any improvements to Springer Boulevard.
7. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Carolina Street including 5-foot sidewalks with the planned development. The new back of curb should be 15.5 feet from right-of-way centerline. At least 20 feet of total pavement must be provided.
8. Sidewalks with appropriate handicap ramps are required in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan adjacent to Simpson Street.

9. The Simpson Street driveway shall be concrete aprons per City Ordinance.
10. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
11. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
12. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.
13. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
14. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
15. On site striping and signage plans should be forwarded to Public Works, Traffic Engineering for approval with the site development package.
16. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering 379-1813 (Greg Simmons) for more information.
17. In accordance with Section 32-8, no obstruction to visibility shall be located within a triangular area 50-feet back from the intersecting right-of-way line (or intersecting tangent lines for radial dedications) at the intersection of Simpson Street with Carolina Street. Are all structures out of this triangular area?

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project.

Entergy: Entergy has some facilities in the area which will need to be removed (light) or adjusted (primary serving house). Please contact Entergy in advance for service needs and facilities adjustment.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

3. Contact Central Arkansas Water if additional fire protection or metered water service is required.
4. Contact Central Arkansas Water regarding the size and location of the water meter.
5. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
6. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

Fire Department: Place fire hydrant(s) per code. Maintain access. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: Location directly served by #19 Hensley Express and less than ¼ mile from #6 Granite Mountain Route.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Planning Division: This request is located in the College Station/Sweet Home Planning District. The Land Use Plan shows Mixed Use (MX) for this property. This category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three (3). The applicant has applied for a rezoning from PCD (Planned Commercial District) and C-3 (General Commercial District) to PCD (Planned Commercial District) to allow the construction of a retail store. The site is within the Granite Mountain Design Overlay District.

Master Street Plan: Springer Boulevard is a Minor Arterial and Simpson and Carolina Streets are Local Streets on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Springer Boulevard since it is a Minor Arterial. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Springer Boulevard. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street trees shall be provided as per Design Overlay District – Granite Mountain Corridor Zoning Ordinance Section 36-434.6. Landscape/streetscape.
3. A land use buffer will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the Landscape Ordinance of the City, Section 15-81.
4. The adjacent property to the southwest is zoned R-2, Single-family; therefore, a minimum twelve (12) foot buffer (6% of the average lot width) is required on the west property line.
5. Dumpsters shall be screened from abutting properties and streets. The screen shall exceed the height of the dumpster or trash containment areas by at least two (2) feet not to exceed eight (8) feet total height.
6. Landscape within or adjacent to vehicular use areas shall be protected with wheel stops, curbing, or other vehicular controls.
7. A landscape irrigation system shall be required for developments of one (1) acre or larger.
8. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT:

(March 12, 2014)

The applicant was present. Staff presented the item stating the request was to allow the development of a retail store on the property. Staff stated in their opinion the site plan was significantly different in that no access was being taken except from Springer Boulevard, the relocation of the dumpster and the commitment to provide architectural elements along the south and eastern facades of the building.

Staff stated the development was located within the Granite Mountain Design Overlay District. Staff stated the applicant had indicated the dumpster service hours would be limited to store hours which were typically from 8 am to no later than 10 pm. Staff also stated the applicant had agreed that deliveries would be made during store hours and trucks would not be allowed to sit idling while on the site.

Public Works comments were addressed. Staff stated there would be a variance to allow the placement of the building within the 50-foot triangular area at the intersection of Simpson and Carolina Streets. Staff also stated no improvements were required on Springer Boulevard. Staff stated street improvements would be required to Simpson and Carolina Streets per the Boundary Street Ordinance.

Landscaping comments were addressed. Staff stated a minimum of eight (8) percent of the interior paved areas were to be landscaped. Staff also stated screening was required along the eastern perimeter of the site.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised cover letter and site plan to staff addressing a number of issues raised at the March 12, 2014, Subdivision Committee meeting. The applicant has provided the proposed ground signage plan, the proposed building signage and indicated the setbacks for the structure from the abutting right of way. The applicant has also requested a variance from Section 32-8 to allow the placement of the building within the 50-foot sight triangle at the intersection of Simpson and Carolina Streets.

The developer is requesting approval of the two lots being combined into one 0.86 acre lot and rezoned to PCD to allow the removal of the existing structure and the construction of a new 9,100 square foot retail store. The property is currently zoned C-3, General Commercial District and PCD. A portion of the previously approved PCD will remain on a small portion of the property located adjacent to the new lot.

The site plan includes 28 parking spaces. Based on one parking space per 300 gross square feet of floor area a total of 30 parking spaces would typically be required. Staff is supportive of the parking as indicated.

The property is located within the Granite Mountain Design Overlay District. The overlay has specific development criteria concerning signage, setbacks and parking lot lighting pole height. The maximum sign height allowed is 6-feet with a maximum sign area of 30 square feet. Per the Overlay District the building setback along Springer Boulevard is allowed at 25-feet. The site plan far exceeds the 25-foot front yard setback along Springer Boulevard.

The Overlay states the sidewalk along Springer Boulevard is to be 8-feet wide. The Arkansas State Highway Department has stated no road widening or sidewalk construction will be allowed with the development of the site.

The maximum pole height for parking lot lighting is to be 20-feet. The lighting is to be high pressure sodium, high intensity lighting. The lighting is to be shielded. The applicant stated they will comply with this standard.

The Overlay does not address setbacks on the adjacent streets to the east and south. The typical building setbacks per the C-3, Zoning District are 25-feet on all street sides. The proposed site plan indicates a 10-foot rear setback along the southern perimeter on Simpson Street. The side yard setback on Carolina Street is indicated at 15-feet.

The Zoning Buffer Ordinance requires a minimum landscape strip of 12-feet adjacent to property zoned or used as residential. The property along the western perimeter adjacent to Springer Boulevard is zoned PCD but appears to be a residence. The site plan indicates the placement of a 13.8-foot landscape strip in this area.

The request includes a variance from Section 32-8 to allow an obstruction within the 50-foot triangular area of the intersection right of way line (or intersecting tangent lines for radial dedications). At the intersection of Simpson and Carolina Streets the site plan shows the corner of the building within the required 50-foot triangle. The applicant is requesting a variance to allow for a 28-foot triangle at the intersection of these two (2) streets.

Staff is supportive of the request. Although there are variations from the Granite Mountain Design Overlay District with regard to the building setback staff does not feel this will adversely impact the development. To staff's knowledge there



are no remaining outstanding technical issues associated with the request. Staff feels the redevelopment of the site as proposed is appropriate.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends approval of the variance from Section 32-8 to allow an obstruction within the 50-foot triangular area of the intersection right of way line of Simpson and Carolina Streets.

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PLANNING COMMISSION ACTION:

(APRIL 3, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation of approval of the variance request from Section 32-8 to allow an obstruction within the 50-foot triangular area of the intersection right of way line of Simpson and Carolina Streets.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 11 ayes, 0 noes and 0 absent.